



CITY OF KIRKLAND
Department of Public Works
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MEMORANDUM

To: Kurt Triplett, City Manager

From: Dave Snider, P.E., Capital Projects Manager
Pam Bissonnette, Interim Public Works Director

Date: November 27, 2013

Subject: Peter Kirk Park Restroom Renovation – Budget Adjustment Request

RECOMMENDATION:

It is recommended that City Council approves a budget adjustment for the Peter Kirk Park Restroom in the amount of \$5,300 using REET 2 Reserves.

BACKGROUND DISCUSSION:

The Kirkland Transit Center project included a Sound Transit budget allowance for transit operator lay-over, and driver comfort and convenience, including exterior and interior improvements for the existing Peter Kirk Restroom building (Attachment A). The renovation is for the interior areas of the restroom, including the demolition of all interior fixtures and the sandblasting of all surfaces (floors, walls and ceiling). The finished Project will include Americans with Disabilities (ADA) improvements, new plumbing fixtures and an updated look with new lighting, toilet partitions, wall paint, ceramic wall tile color accents and new flooring material.

At their regular meeting of June 18, 2013, City Council awarded the construction contract for the Project to Moon Construction in the amount of \$90,994.50 and construction began on July 1. The Project started off well during the warm dry months of summer; however, progress was slowed by delays in the delivery of specified plumbing fixtures. The interior of the building was completely prepped and ready to receive the specified new finishes and fixtures when the rains of late summer began. With those rains came a new unexpected problem with excess moisture content on the interior concrete wall faces and concrete floor. As a result, Parks staff and the roofing contractor, who had done previous work on the building, began an extensive triage on the structure to establish the source of quite a few points of moisture penetration.

The roofing contractor performed a series of warranty work efforts and the intrusion of water from the roof was abated; however, the excess moisture found on the walls near the floor of the building were determined to be unrelated to the roofing work.

In addition to the increased work efforts associated with the moisture problem, other unanticipated changes, as a result of inherent building deficiencies, occurred and the Project's established contingency no longer appears adequate to complete the Project.

The warranty roofing work performed was no additional charge to the Project; however, the floor moisture issues plus other encountered building deficiencies (to date) include:

1. Change Order #1 - Added flooring moisture proofing \$2,320 (work complete)
 2. Changer Order #2
 - a. Missing CMU Doorway Headers \$1,143 (work complete)
 - b. Replace defective existing heater \$ 638 (not complete)
 - c. Sink Carrier change* \$ 659 (work complete)
 - d. Toilet Carrier change* \$2,713 (work complete)
 - e. Partition shift for ADA compliance \$ 452 (not complete)
- Sub Total: \$5,605
TOTAL: \$7,440

* Required as a result of a compatibility problem between new fixtures and existing plumbing

Other additional Project costs include a request from the original roofing contractor for work and professional advice above and beyond their warranty work on the roof (\$1,850), added architectural services and assistance, plus some possible re-mobilization costs for sub-contractors who have had to come to the job numerous times as a result of the moisture penetration problem – staff continues to negotiate with the general contractor on any possible sub-contractor added costs.

At the time of award the established budget was \$126,700 and included a contingency of \$5,105; which is approximately half of the standard contingency. The original contingency was established primarily due to the relatively small size of the building and the specific nature of the planned improvements. With the award, staff felt the original contingency would be sufficient; however, given the extent of the water intrusion situation and other latent flaws in the original structure, the contingency needs to be increased. With prior and proposed additional costs being calculated, a budget amendment was programmed into the December CIP Update to include another \$8,000 of Parks Easement Revenue to increase the overall budget to \$134,700. As the moisture issues appear to have been abated, and the project is now moving towards completion, staff is recommending the use of REET 2 Reserves in the amount of an additional \$5,300 (\$140,000 in total anticipated cost - \$134,700 = \$5,300) to adequately fund the Project, including a provision for a reasonable amount of contingency for the remaining Project's duration and to honor valid requests for additional compensation.

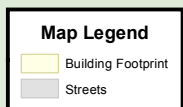
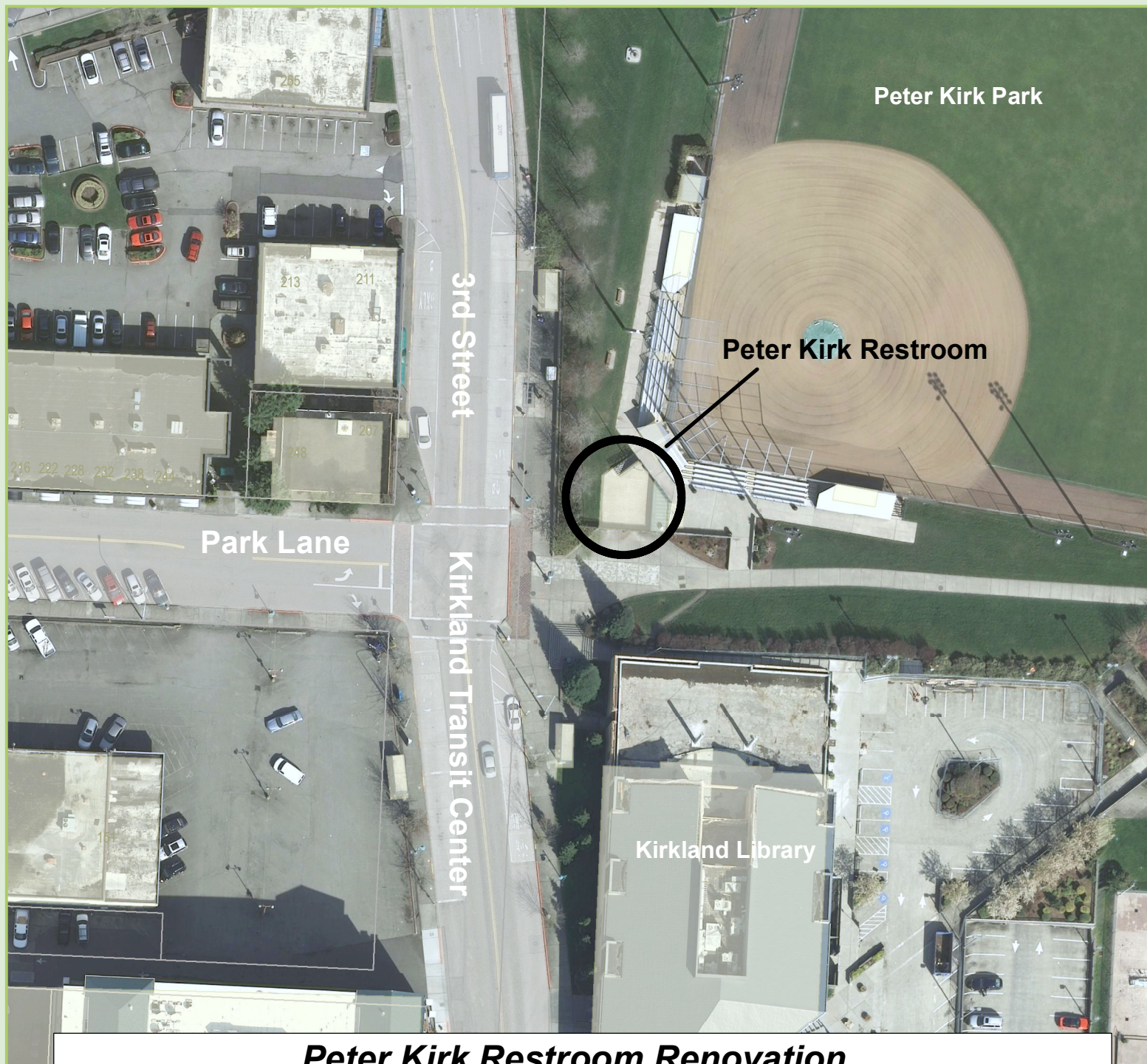
Budget / Expense Overview:

	Budget		Expenses		
	Original	Revised CIP (Dec '13)	At Award	Projected	
Prior Year	\$ 12,600.00	\$ 12,600.00	\$ 12,600.00	\$ 12,600.00	Past
			\$ 90,995.00	\$ 90,995.00	Const Contract
			\$ -	\$ 2,319.00	CO#1
ST Contribution	\$ 84,100.00	\$ 84,100.00	\$ -	\$ 5,603.00	CO#2
Parks Esmt #1	\$ 30,000.00	\$ 30,000.00	\$ 18,000.00	\$ 20,000.00	PE
Parks Esmt #2		\$ 8,000.00	\$ -	\$ -	
			\$ -		
			\$ -	\$ 1,879.00	Building Permit Fees
			\$ 5,105.00	\$ 6,604.00	Contingency
Total	\$ 126,700.00	\$ 134,700.00	\$ 126,700.00	\$ 140,000.00	

It is currently anticipated that the Project will be complete near the middle of December. Once finished, staff will return to City Council with a full Project accounting at the time of contract acceptance.



Vicinity Map



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Peter Kirk Restroom Renovation

FISCAL NOTE*CITY OF KIRKLAND*

Source of Request														
Pam Bissonnette, Interim Public Works Director														
Description of Request														
Request for using \$5,300 from REET 2 Reserves to complete the Peter Kirk Park (Transit Center) Restroom project.														
Legality/City Policy Basis														
Fiscal Impact														
One-time use of \$5,300 from REET 2 Reserve. This reserve is able to fully fund this request.														
Recommended Funding Source(s)														
<i>Reserve</i>	Description	2014 Est End Balance	Prior Auth. 2013-14 Uses	Prior Auth. 2013-14 Additions	Amount This Request	Revised 2014 End Balance	2014 Target							
	REET 2 Reserve	2,319,112	366,315	77,303	5,300	2,024,800	1,071,000							
	Prior Authorized Uses of Reserves: NE 112th Street Sidewalk (\$214,000), Central Way Sidewalk (\$50,000), 6th Street Sidewalk (\$3,045), 98th Avenue Bridge (\$15,000), Lakeview School Walkroute project (\$3,670), 100th Ave NE Bicycle Lanes project (\$61,600), and Peter Kirk Elementary Sidewalk (\$19,000). Prior Authorized Addition: NE 120th Street Extension (\$77,303).													
<i>Revenue/Exp Savings</i>														
<i>Other Source</i>														
Other Information														

Prepared By	Neil Kruse, Senior Financial Analyst	Date	November 27, 2013
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